

**SUBJECT  
PROPERTY**

**FREEMONT PIKE**

OFFERING MEMORANDUM

# 124 ACRE INDUSTRIAL DEVELOPMENT

0 FREEMONT PIKE,  
PERRYSBURG, OHIO

TROY TOWNSHIP

EXCLUSIVELY LISTED BY

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# 01

## INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



# THE OFFERING

PROPERTY ADDRESS	<b>0 Fremont Pike, Perrysburg, Ohio (Troy Twp.)</b>
Acreage Total	<b>124 +/-</b>
Offering Price	<b>\$6,200,000</b>
Zoning (Current)	<b>Agriculture</b>
Major Transit	<b>Near Ohio 90 Turnpike</b>
Utility Access	<b>See utility site info</b>
Traffic Counts	<b>16,480 VPD</b>
Total Possible Acreage	<b>175 acres +/-</b>





## PROPERTY SUMMARY

Property Address: 0 Fremont Pike, Perrysburg (Troy Twp.), OH 43551

Lot Size: ±124 Acres

Zoning: Agricultural

Sale Price: \$6,198,500 (\$50,000/Acre)

Parcel Information: Multiple parcels (per Wood County Auditor)

Topography: Tiled farmland

Utilities: Available nearby (details below)

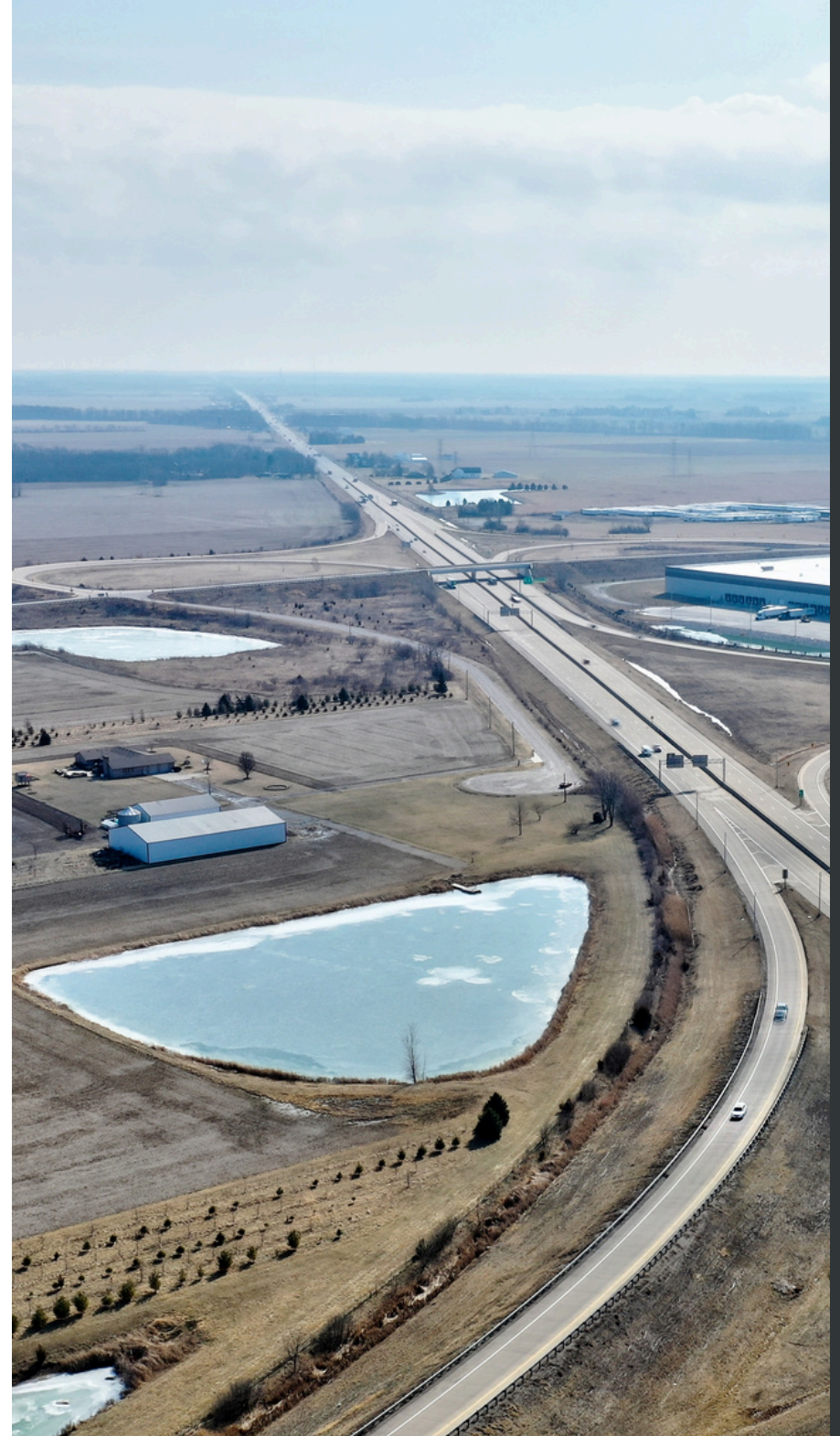


## HIGHLIGHTS

- 124± contiguous acres
- Less than 1 mile to Ohio Turnpike (I-80/90)
- Minutes from I-75 interchange
- Strong regional logistics corridor
- Agricultural zoning with development upside
- Positioned between Toledo & Perrysburg growth corridors
- Excellent access to Midwest markets

# 02

## SITE & UTILITIES OVERVIEW



## **Water & Sewer**

Provider: Northwestern Water & Sewer District  
Water and sewer accessible from multiple locations  
12" sewer line near I-80/90 interchange  
12" water line west of SR-420  
Estimated 500,000 GPD capacity if extended

## **Electric**

Provider: First Energy  
12.5 kV distribution line on site  
2-138 kV and 2-345 kV transmission circuits within 1 mile

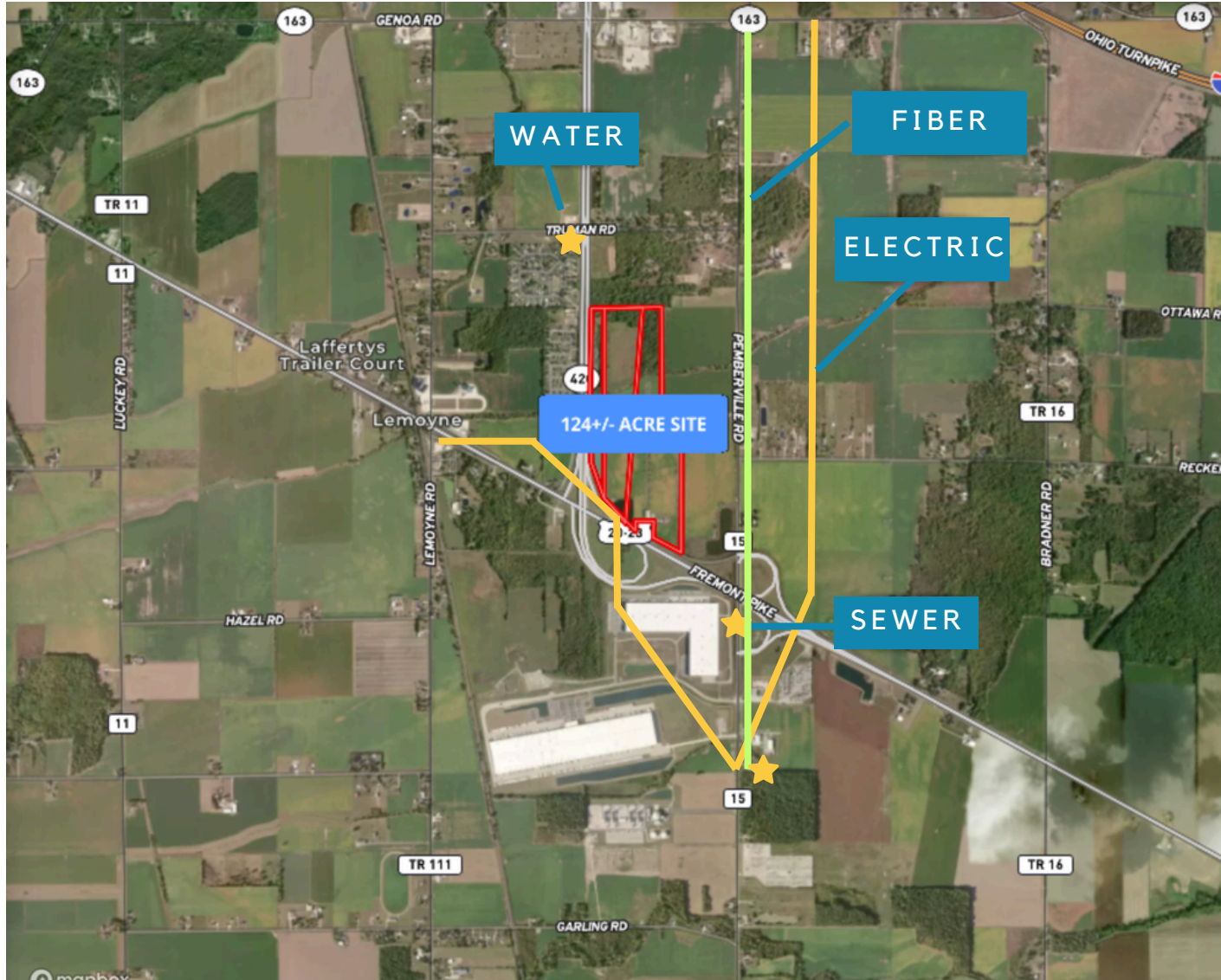
## **Natural Gas**

Provider: Dominion Energy  
30" transmission line near NSG on Pemberville Rd  
20" line near SR-795  
Expansion projects planned in the area

## **Fiber**

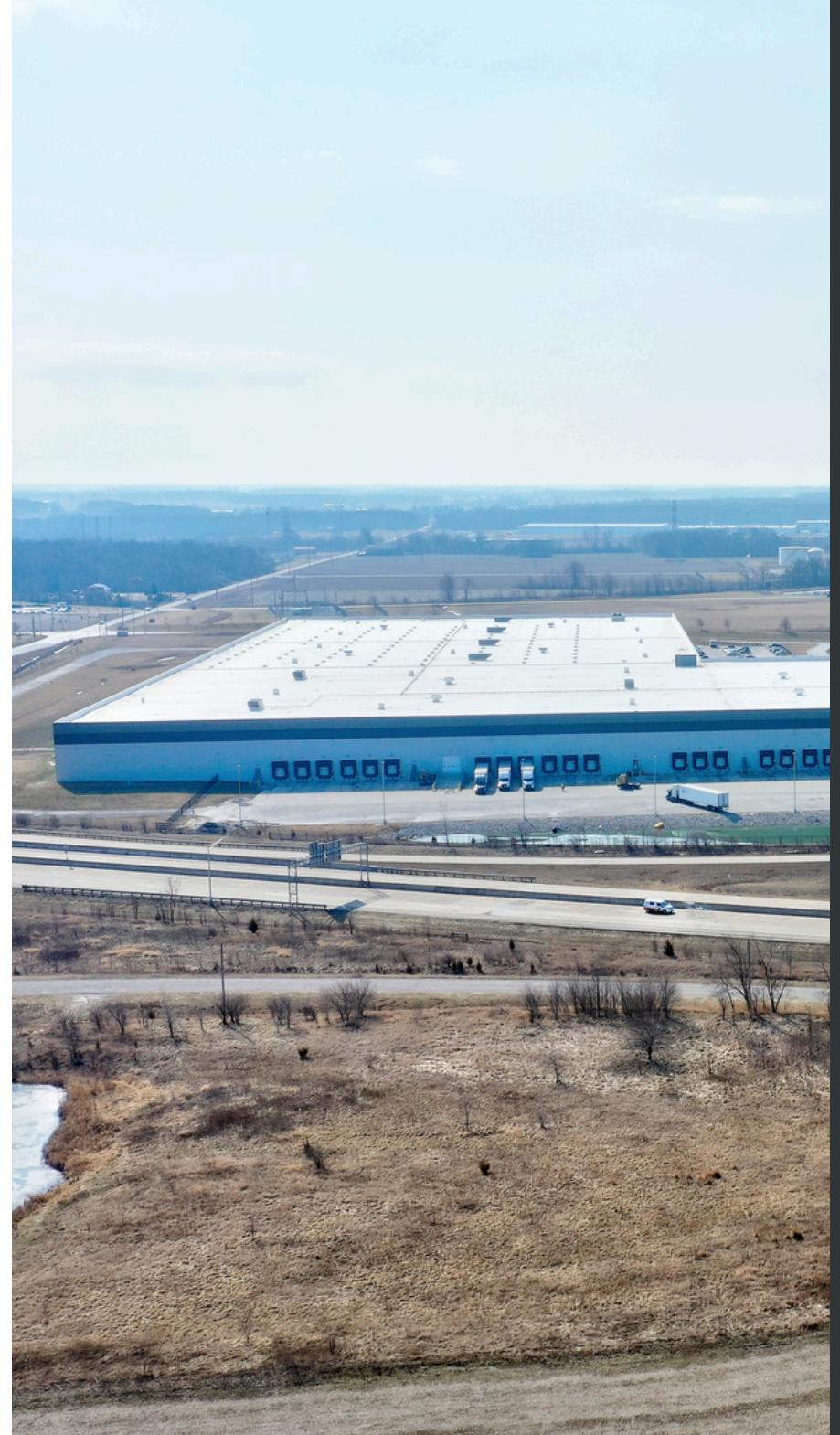
Provider: Amplex  
Fiber available along Pemberville Rd

# UTILITIES SITE MAP



# 03

## LOCATION ADVANTAGES



## REGIONAL ACCESS

- Less than 1 mile to Ohio Turnpike (I-80/90)
- Direct access to the I-75 corridor
- 1–2 hour drive to Detroit, Columbus, Cleveland, and Indianapolis

## Traffic Counts (Two-Way)

- Fremont Pike: 16,480 VPD
- SR-420: 12,636 VPD
- I-80/90: 44,606 VPD



# INTERMODAL ROUTES

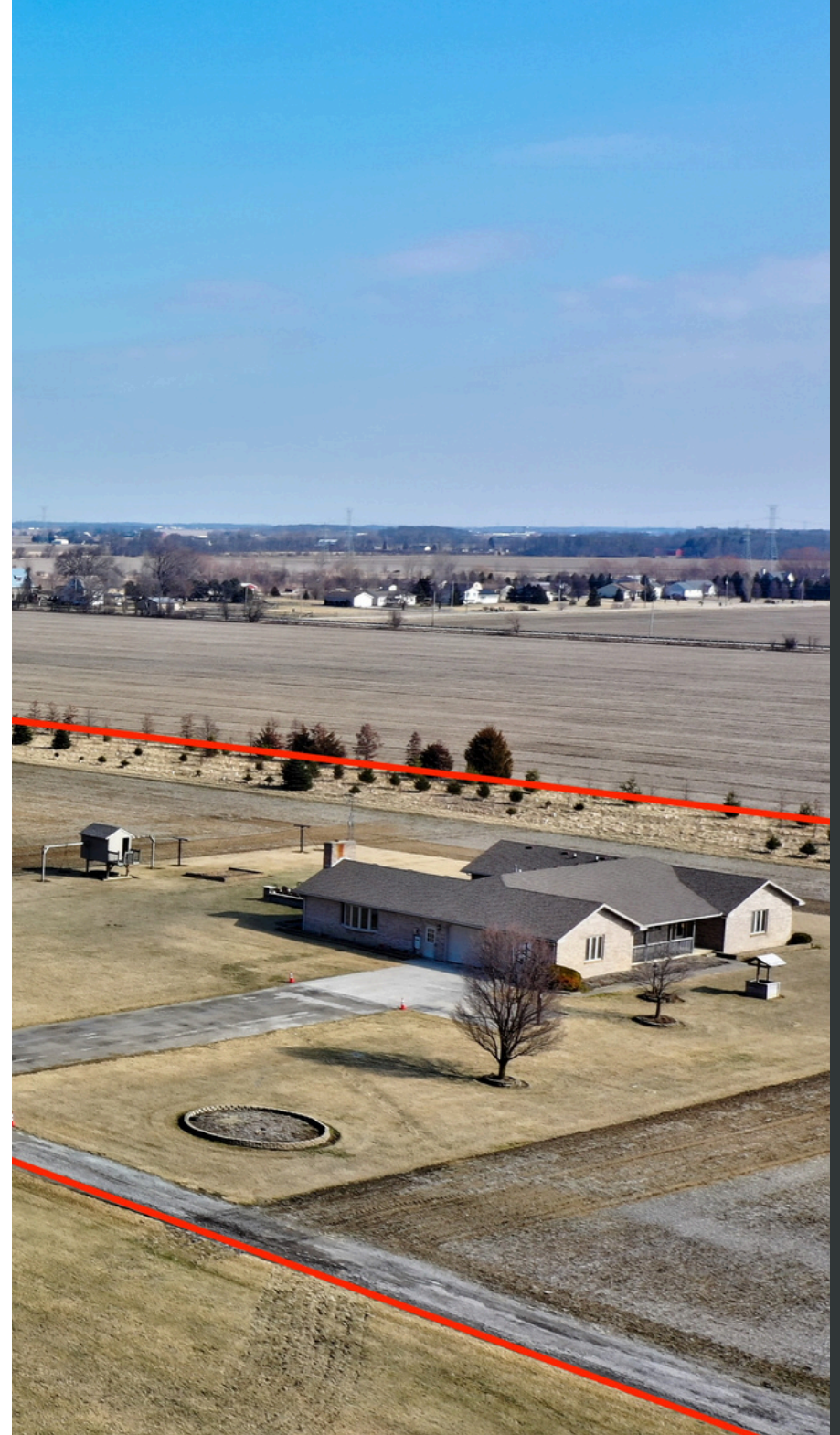


# 04

## DEVELOPMENT OPPORTUNITY

AREA OVERVIEW

AMENITIES



## AREA OVERVIEW

This large-scale site offers a rare opportunity for:

- Industrial park development
- Logistics & distribution
- Manufacturing
- Data center development
- Mixed-use commercial
- Investment land hold

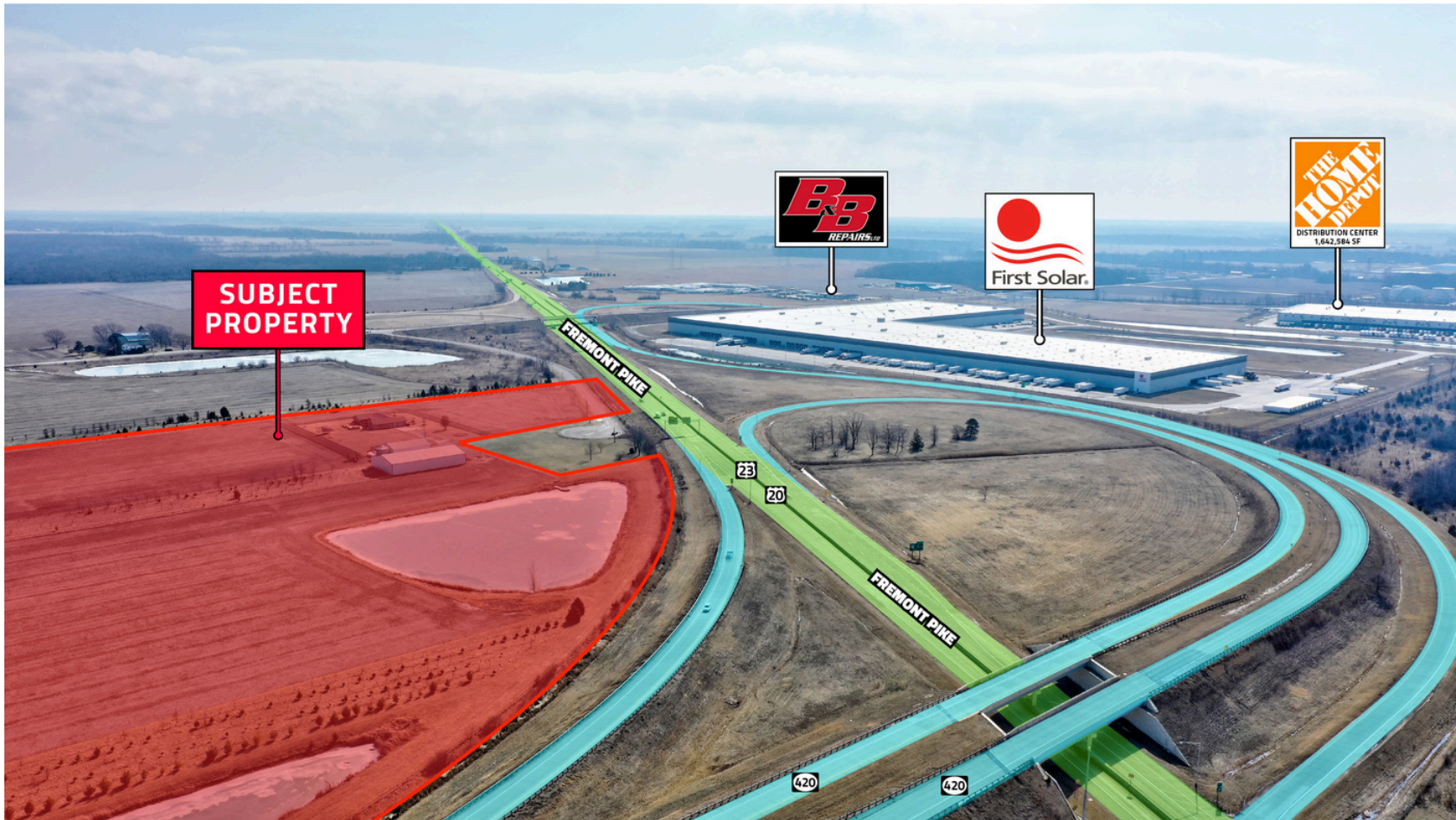
With strong infrastructure, proximity to interstate systems, and growing Northwest Ohio economic development initiatives, this property is positioned for long-term appreciation and large-scale development.



# AREA OVERVIEW



# AREA INDUSTRY



OFFERED AT:

124 ACRE DEVELOPMENT

\$6,200,000



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